

# KENNEDY ST NW WASHINGTON, DC: DEVELOPMENT ANALYSIS 2010 TO PRESENT AND BEYOND

MARCH 21, 2023





THE MIXED-USE ZONE OF KENNEDY STREET NORTHWEST THAT HAS BEEN STUDIED FOR THIS ANALYSIS IS A ONE-MILE STRETCH RUNNING FROM NORTH CAPITOL ST ON THE EAST TO GEORGIA AVE ON THE WEST. EXCEPT FOR THE MIXED-USE ZONE THAT CONTINUES NORTH AND SOUTH ON GEORGIA AVENUE, THE SURROUNDING BLOCKS AROUND KENNEDY STREET ARE ONLY ZONED FOR RESIDENTIAL USES.

KENNEDY STREET WAS A STREETCAR LINE FROM 1903 INTO THE TWENTIES, THE TRACKS OF WHICH CAN BE SEEN IN THE 1920 PHOTOGRAPH IN THE UPPER LEFT. ALTHOUGH THERE ARE SOME ROWHOUSES DATING BACK TO THE EARLY 1900'S, THE MAJORITY OF DEVELOPMENT ALONG KENNEDY STREET TOOK PLACE BETWEEN THE 1920'S AND 1930'S IN THE FORM OF ROWHOUSES, RETAIL BUILDINGS, AND 2-STORY APARTMENT BUILDINGS. SOME LARGER APARTMENT BUILDINGS WERE ADDED TO THE NEIGHBORHOOD IN THE 40'S AND 50'S.

A LOT OF DEVELOPMENT HAS TAKEN PLACE ON KENNEDY STREET IN THE LAST DECADE BEGINNING AROUND 2010-2012, WHILE COMPARITIVELY VERY LITTLE DEVELOPMENT HAD OCCURRED IN THE DECADES BEFORE THAT. THIS ALLOWS FOR A LARGE PORTION OF THAT DEVELOPMENT INFORMATION TO BE AVAILABLE ON ONLINE RESOURCES AND PHOTOGRAPHS FOR THIS STUDY. THE GOAL OF THE STUDY WAS TO GATHER DATA REGARDING THE BUILDING DEVELOPMENT AND THEN SEE IF TRENDS COULD BE FOUND THAT MAY PREDICT FUTURE DEVELOPMENT OR OTHER CHANGES TO THE NEIGHBORHOOD.





# MU-4

The Mixed-Use (MU) zones provide for mixed-use developments that permit a broad range of commercial, institutional, and multiple dwelling unit residential development at varying densities. The MU-4 zone is a mixed-use zone that is intended to be applied throughout the city consistent with the density designation of the Comprehensive Plan. A zone may be applied to more than 1 density designation.

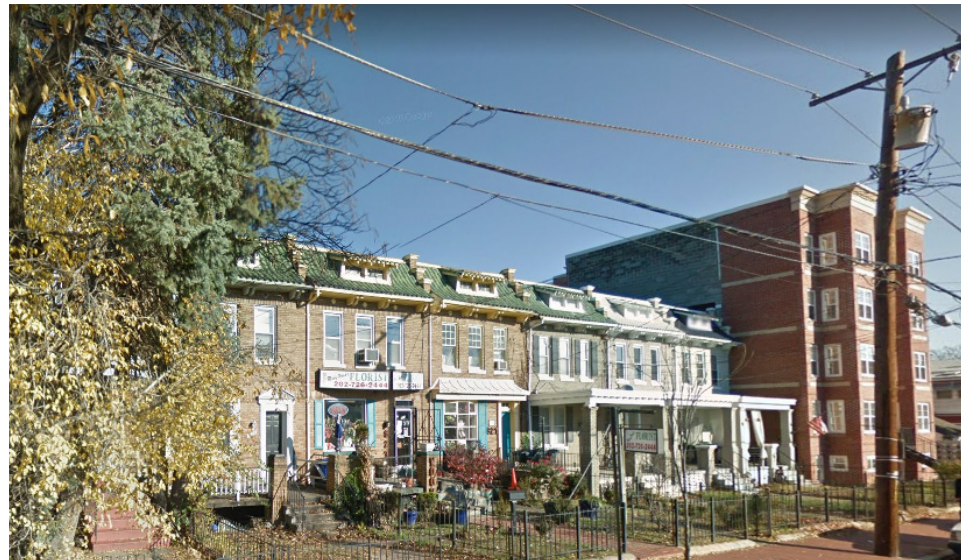
The MU-4 zone is intended to:

- Permit moderate-density mixed-use development;
- Provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core; and
- Be located in low- and moderate-density residential areas with access to main roadways or rapid transit stops, and include office employment centers, shopping centers, and moderate bulk mixed-use centers.



ZONE:	MU-4
DESCRIPTION:	MODERATE DENSITY MIXED USE DEVELOPMENT
FLOOR AREA RATIO:	1.5 (NON-RESIDENTIAL); 2.5 (RESIDENTIAL); 3.0 (IZ)
HEIGHT:	50'
LOT OCCUPANCY:	60%; 75% (IZ)
REAR SETACK:	15'





900 BLOCK OF KENNEDY ST NW, 2016



800 BLOCK OF KENNEDY ST NW, 2014



300 BLOCK OF KENNEDY ST NW, 2014



900 BLOCK OF KENNEDY ST NW, 2023



800 BLOCK OF KENNEDY ST NW, 2023



300 BLOCK OF KENNEDY ST NW, 2023

ACTUAL DEVELOPMENT OF THE AREA IS FOCUSED TOWARD RESIDENTIAL ONLY. OF THE ABOVE EXAMPLES, ONLY THE ONE ON THE LOWER RIGHT INCLUDES SPACE FOR COMMERCIAL USE. THIS CAN BE DUE TO THE HIGHER DEMAND FOR RESIDENTIAL USES IN THE AREA AND THEREFORE A BETTER RETURN ON INVESTMENT FOR DEVELOPERS, AND THAT GSF CAN BE MORE EASILY MAXIMIZED WITH THE LOWER FLOOR HEIGHTS OF RESIDENTIAL AND USE OF CELLARS.





1ST ST AND KENNEDY ST NW

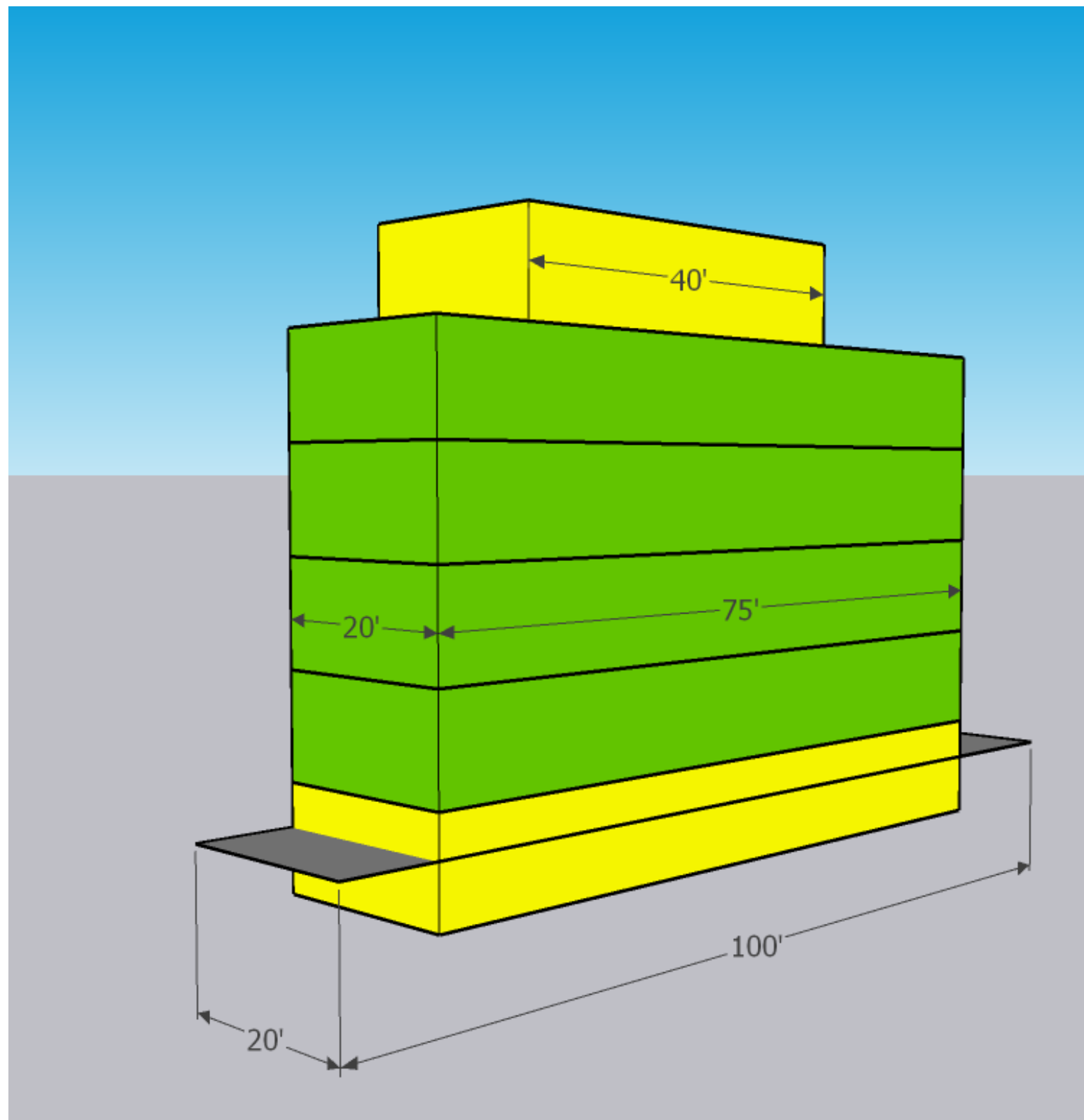


2ND ST AND KENNEDY ST NW



CORNER PROPERTIES IN THESE EX-  
AMPLES ARE GOING FROM MIXED  
USE OR NON-RESIDENTIAL, TO  
100% RESIDENTIAL





ALTHOUGH FAR FOR RESIDENTIAL WITH IZ IS LIMITED TO 3.0 (3 TIMES THE SITE AREA), ADDITIONAL GSF CAN BE ACHIEVED AT CELLAR AND PENTHOUSE SPACES EXCLUDED FROM FAR.

SITE AREA: 2,000 SF  
 FAR W/ IZ: 3.0 (6,000 GSF)  
 MAX LOT OCCUPANCY: 75%

4 FLOORS AT 75% OCCUPANCY:  
 -1,500 SF X 4 = 6,000 GSF

1 CELLAR FLOOR (EXCLUDED FROM FAR):  
 -1,500 GSF

1 PH FLOOR (EXCLUDED FROM FAR, MUST MEET SET-BACKS AND 40% OCCUPANCY LIMITS):  
 -800 GSF

TOTAL FAR: 6,000 GSF (3.0 X SITE AREA, IN GREEN)  
 TOTAL ACTUAL GSF: 8,300 GSF (4.15 X SITE AREA)



2010



2012



2014



2016



PROPERTY WITH EXISTING BUILDING

MAJOR CONSTRUCTION OR DEVELOPMENT IN LAST 50 YEARS



2018



2020



2022



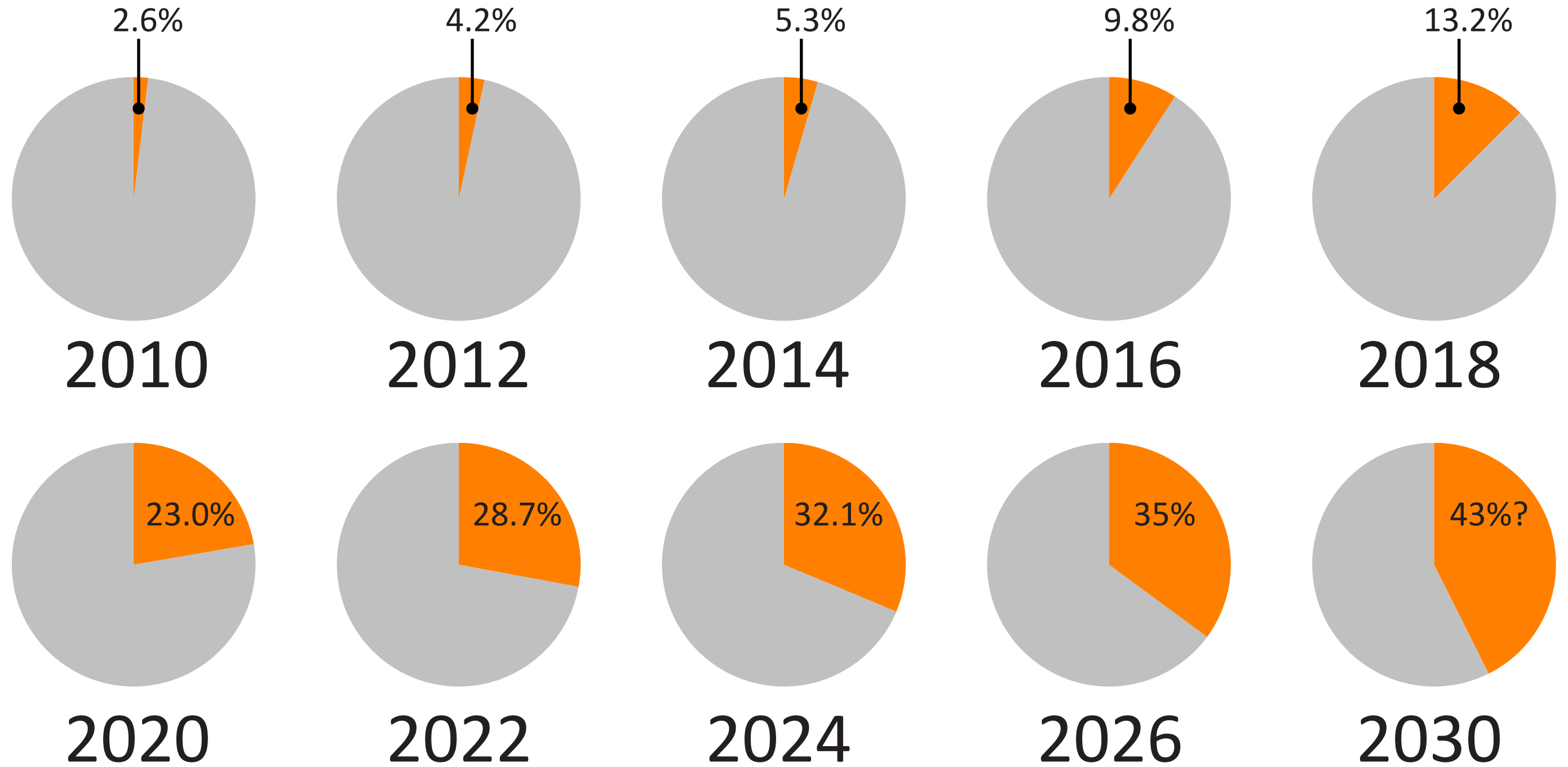
2024



PROPERTY WITH EXISTING BUILDING

MAJOR CONSTRUCTION OR DEVELOPMENT IN LAST 50 YEARS

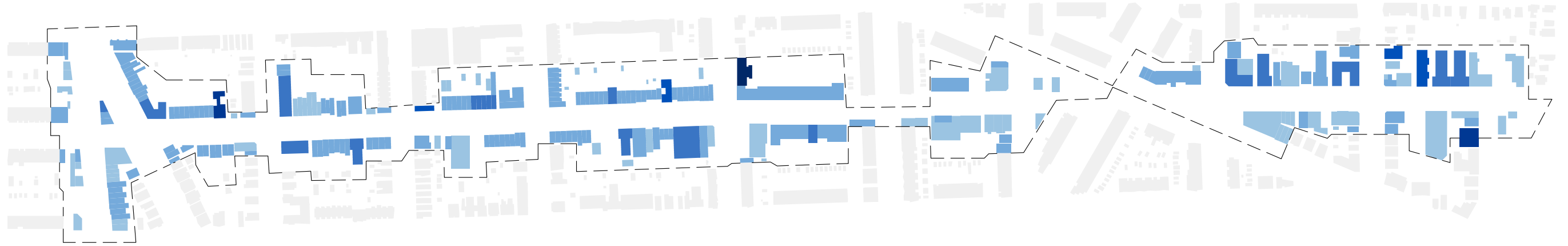




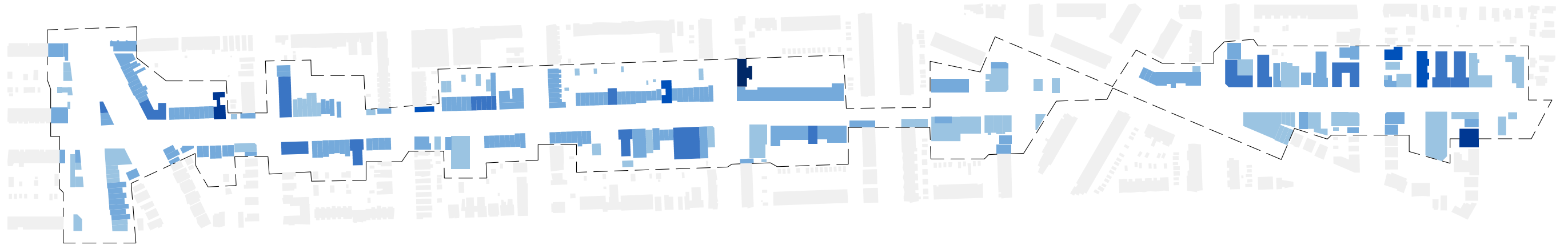
PROPERTY WITH EXISTING BUILDING
  MAJOR CONSTRUCTION OR DEVELOPMENT IN LAST 50 YEARS



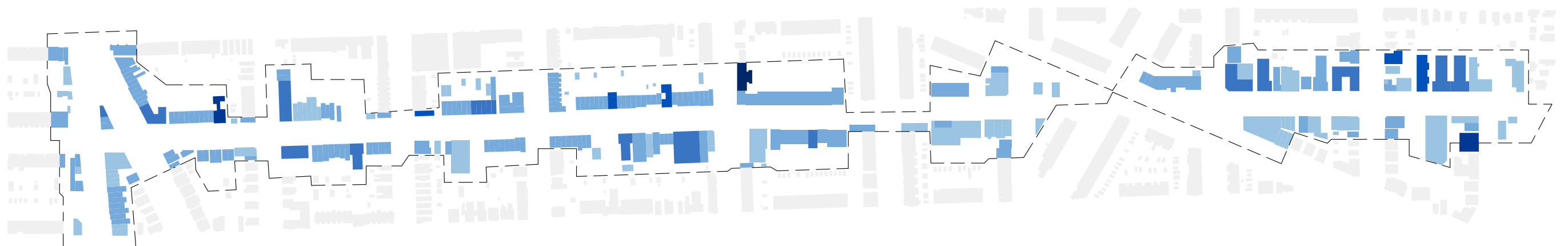
2010



2012



2014

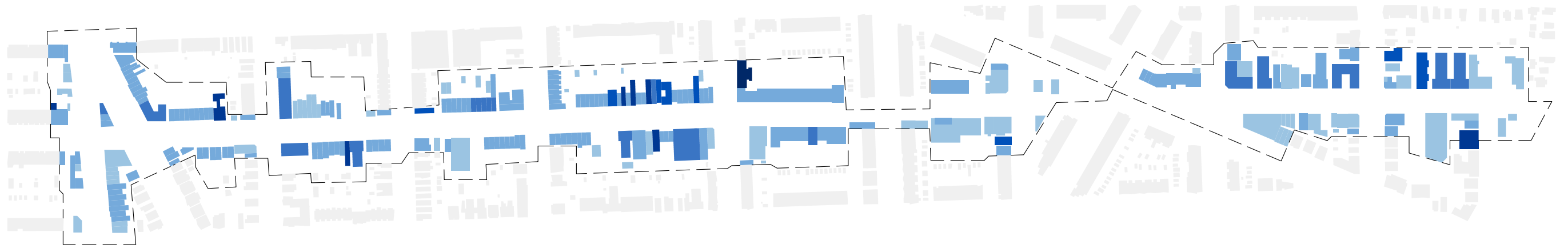


2016

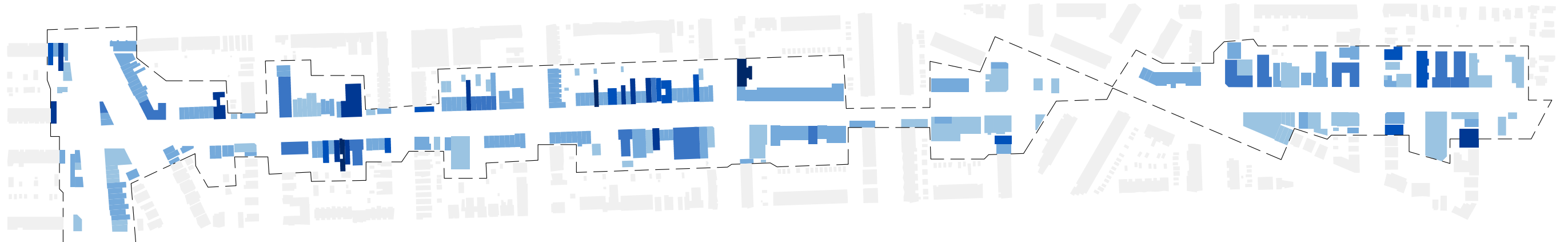




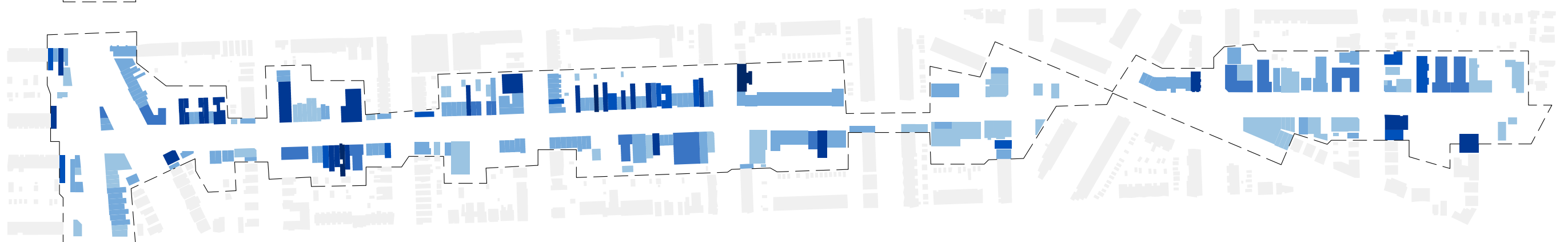
2018



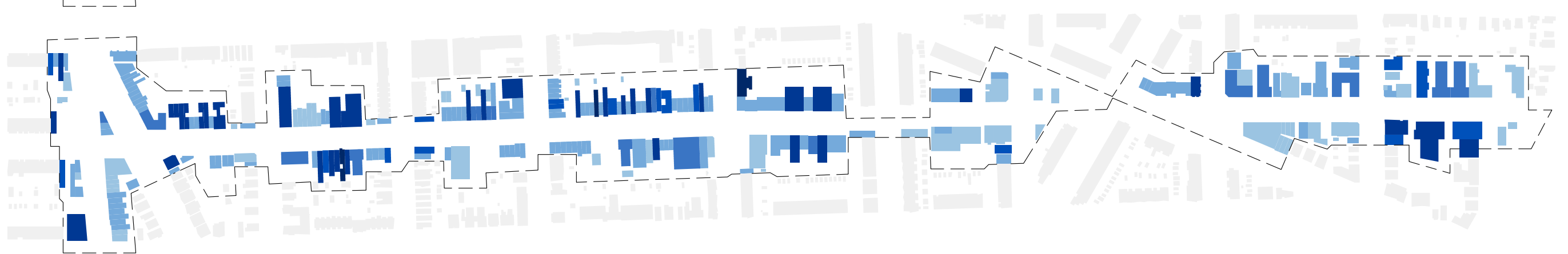
2020



2022

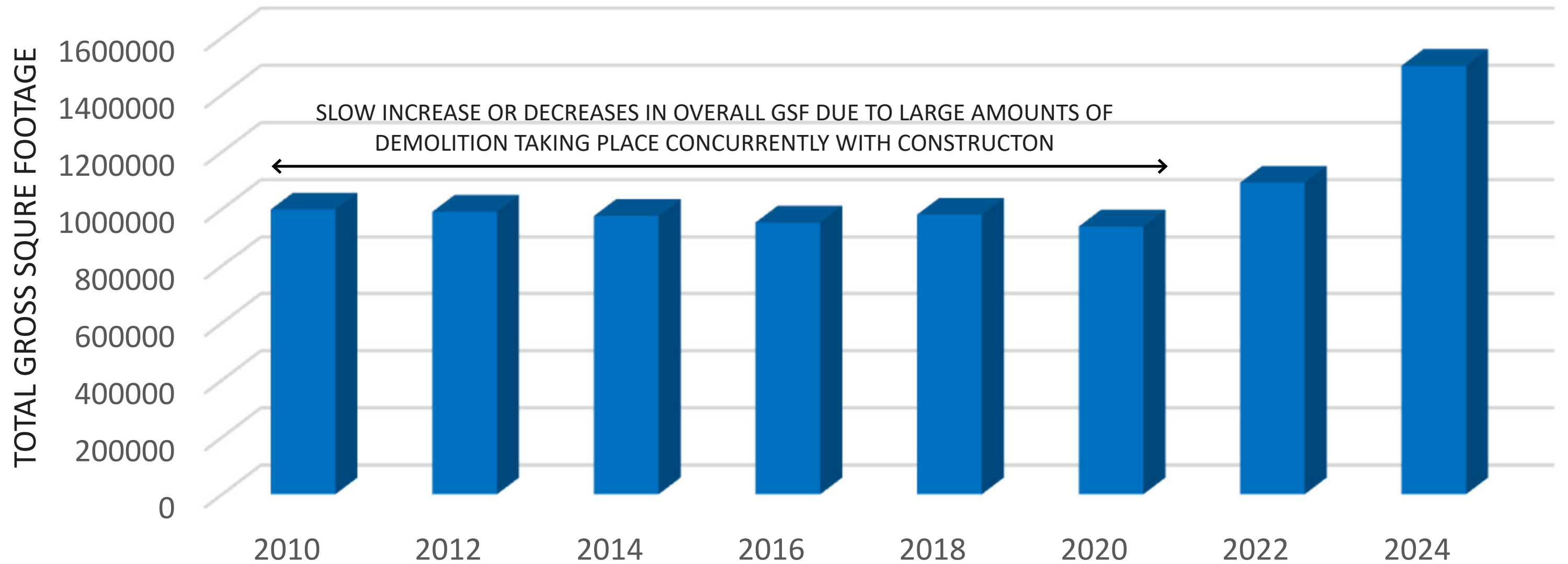


2024



1 STORY 2 STORIES 3 STORIES 4 STORIES 5 STORIES 6 STORIES







2010



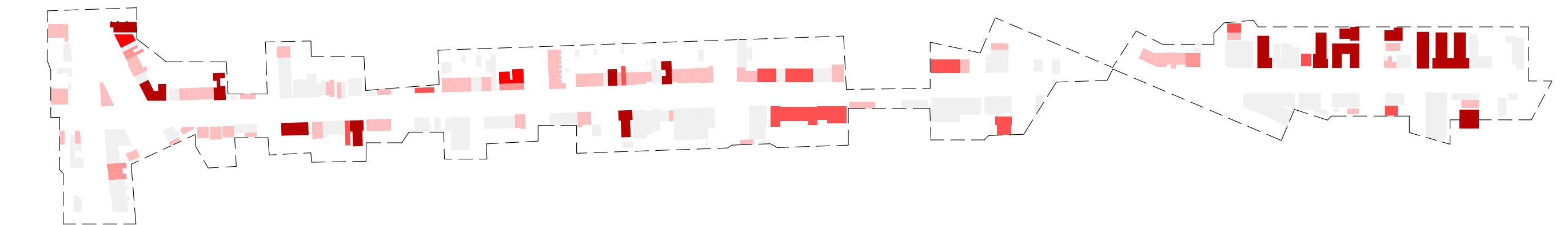
2012



2014



2016

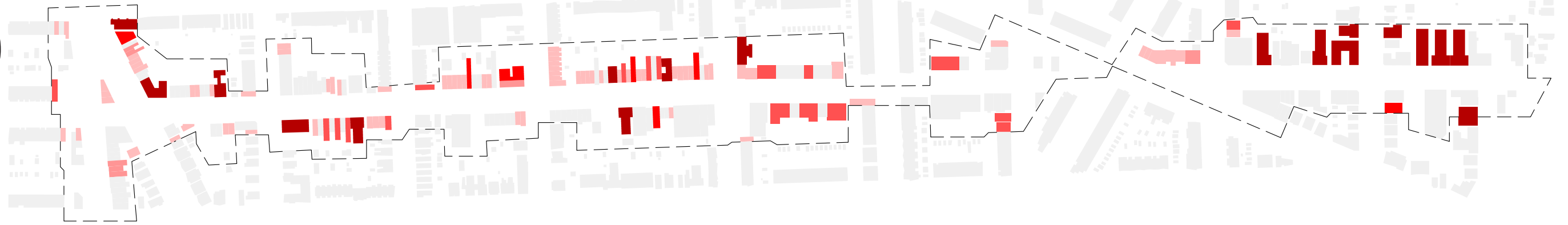




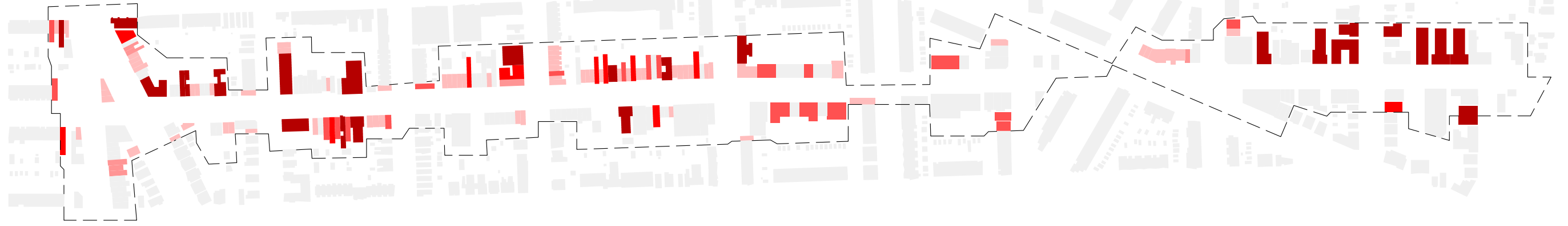
2018



2020

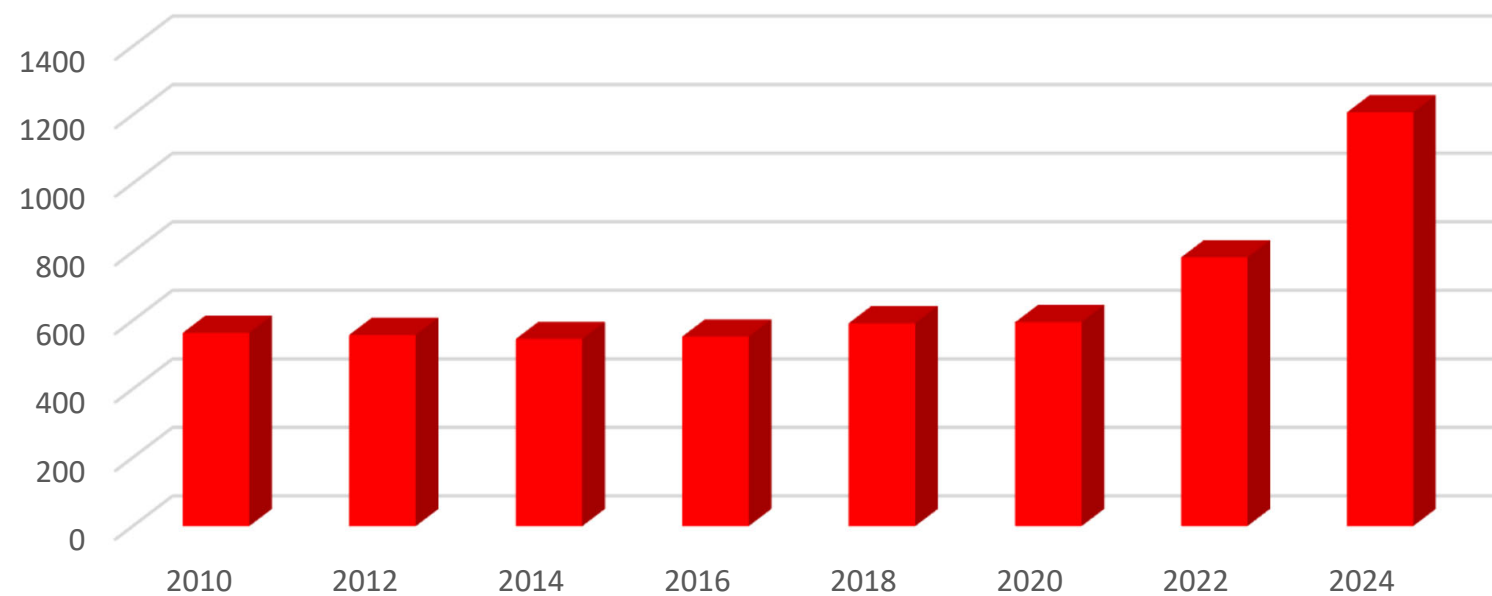


2022

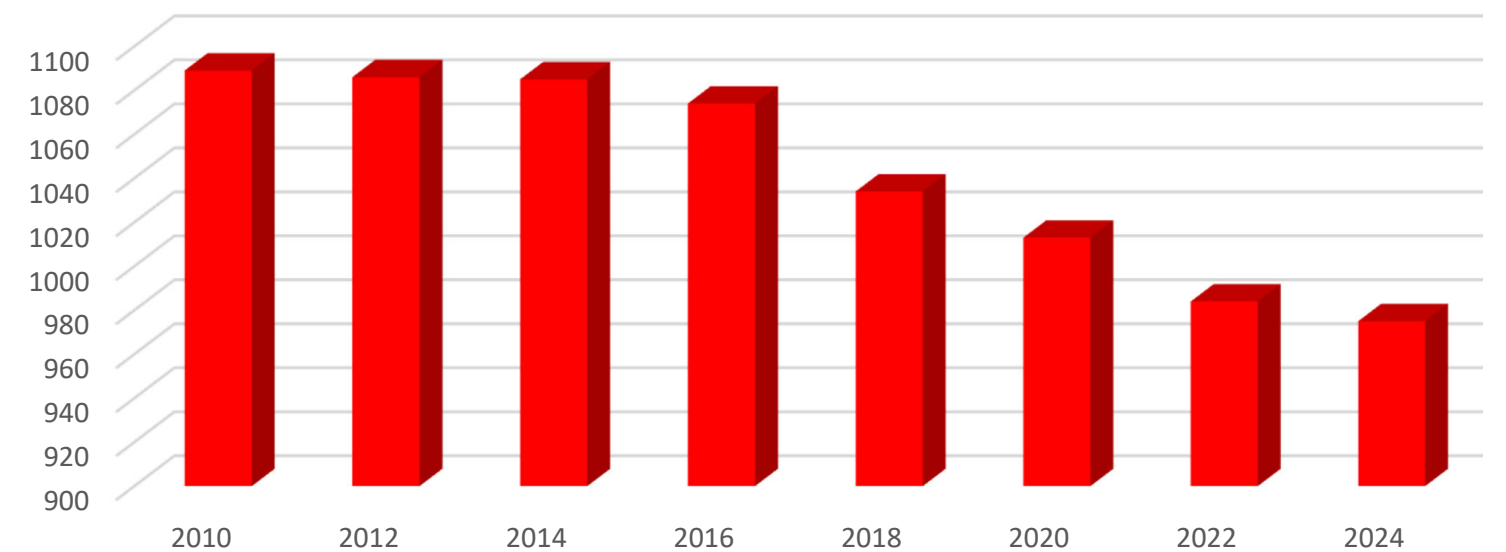


2024





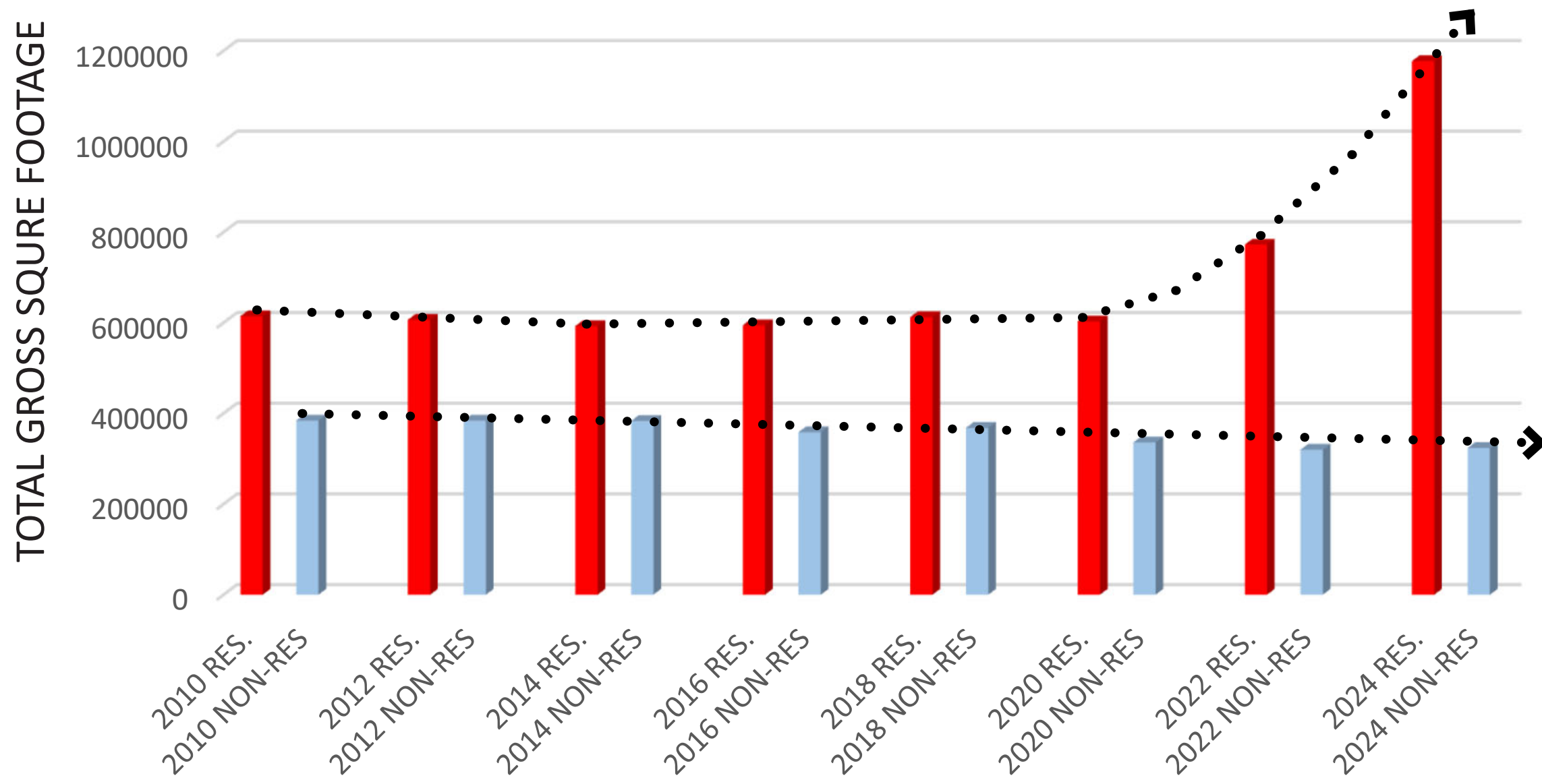
TOTAL RESIDENTIAL UNITS



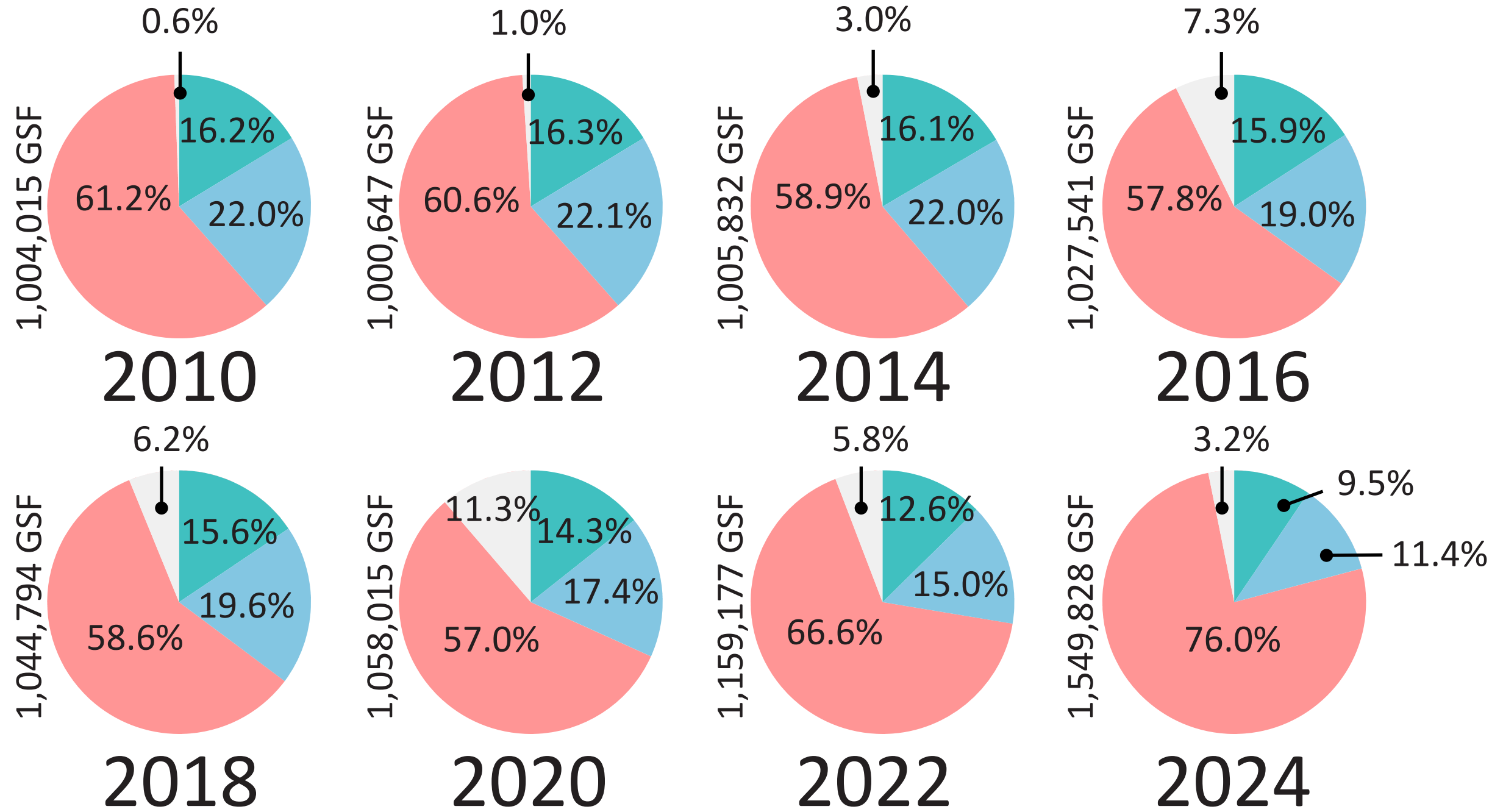
RESIDENTIAL GSF PER UNIT

\*122 OF THE UNITS ADDED SINCE 2010 ARE INCLUSIONARY ZONING/AFFORDABLE UNITS



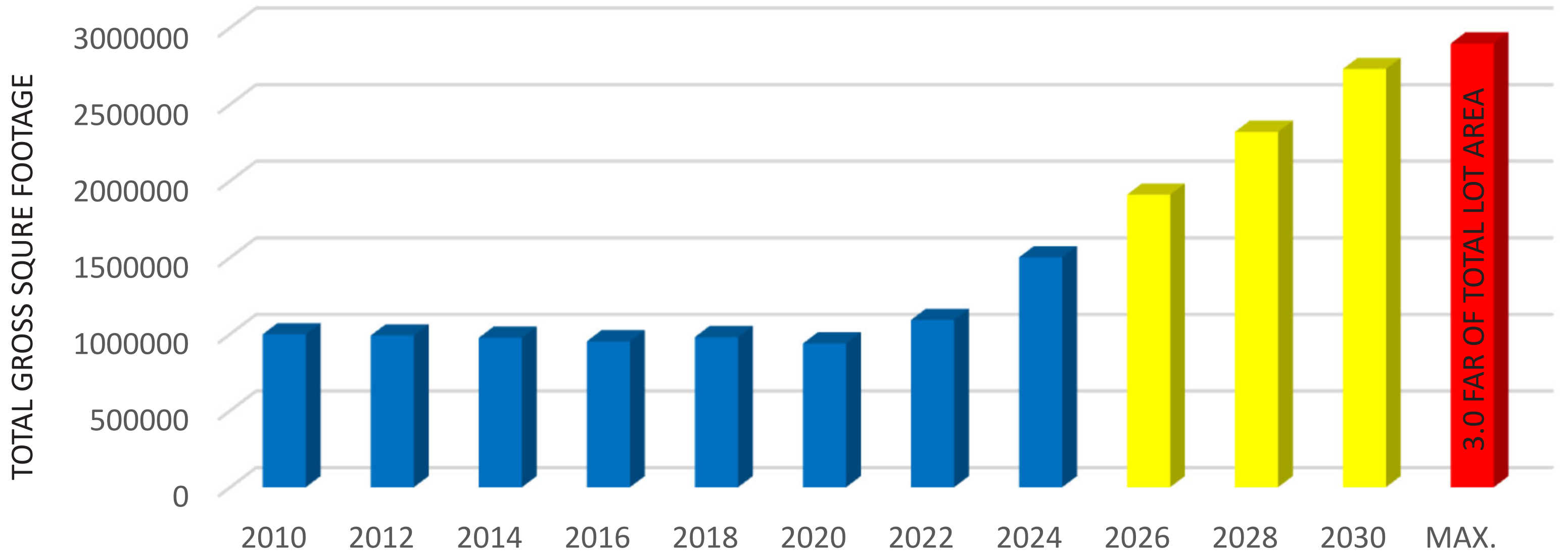


AS TOTAL GSF HAD INCREASED OVERALL, IT HAS PRIMARILY BEEN IN THE FORM OF RESIDENTIAL USES AND THE GSF OF NON-RESIDENTIAL USES HAS ACTUALLY DECREASED OVER TIME



■ RESIDENTIAL    
 ■ RETAIL/RESTAURANT    
 ■ OFFICE/RELIGIOUS/INST.    
 ■ VACANT/BLIGHTED





IF CONSTRUCTION MAINTAINED RATES OF 2020-2024, THE LIMITS OF THE ZONING WILL BE REACHED.  
CONSTRUCTION WILL LIKELY PLATEAU IN THE NEXT YEAR OR TWO

[illegible]









FURTHER ANALYSIS OF THIS AREA WOULD MOVE BEYOND THE BUILDING DATA AND LOOK AT OTHER MEASURABLE ASPECTS OF THE NEIGHBORHOOD THAT BE AFFECTED BY THIS DECADE OF MAJOR DEVELOPMENT. SOME POSSIBLE AREAS TO STUDY ARE CHANGES IN NEIGHBORHOOD DEMOGRAPHICS, SCHOOL DEMOGRAPHICS, OVERALL POPULATION, COST OF HOUSING IN THIS ZONE AND NEIGHBORING BLOCKS, CHANGES TO RIDERSHIP NUMBERS ON PUBLIC TRANSPORTATION, ETC...